

6 Beverly Dr.
Greenville, S.C.
29605

JAN 4 22 PM '83
DGNH TANNERSLEY
R.M.C.

LONG, BLACK & GASTON

BOOK 1590 PAGE 879

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, WILLIAM R. TIMMONS, III. and PATRICIA S. TIMMONS

(hereinafter referred to as Mortgagor) is well and truly indebted unto

ANNE S. BRUCE

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

ONE HUNDRED TEN THOUSAND AND NO/100----- Dollars (\$110,000.00) due and payable

IN ACCORDANCE WITH THE TERMS OF THE NOTE OF EVEN DATE
HEREWITH FOR WHICH THIS MORTGAGE STANDS AS SECURITY

with interest thereon from _____ date _____ at the rate of _____ per centum per annum, to be paid: monthly

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the North side of Country Club Drive, (formerly Park Drive), in that area recently annexed to the City of Greenville, in Greenville County, South Carolina, being shown as Lots Nos. 127 and 128 on plat of Traxler Park, made by R. E. Dalton, Egnineer, March, 1923, and recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book F, at Pages 114 and 115, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Country Club Drive, at the joint front corner of Lots 126 and 127, and running thence along the line of Lot 126, N. 15-46 E. 206.7 feet to an iron pin; thence S. 73-33 E. 140.2 feet to an iron pin; thence along the line of Lot 129 S. 15-22 W. 200.7 feet to an iron pin on the North side of Country Club Drive; thence along the North side of Country Club Drive, N. 77-43 W. 70 feet to an iron pin; thence continuing along the North side of Country Club Drive, N. 74-14 W. 70 feet to the beginning corner.

THIS is the same property conveyed to the Mortgagors herein by deed of Anne S. Bruce, dated December 31, 1982 and recorded simultaneously herewith.

THIS mortgage and the note for which this mortgage stands as security is not assumable.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
JAN 4 23
PB 11218
\$ 4.00

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.
The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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